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DIDSBURY REVIEW

TUESDAY, MAY 3, 2016

www.didsburyreview.ca

Volume 29 Issue 18



Mel Crothers
403-556-5267

ROYAL LEPAGE

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visit www.melcrothers.com

Wildrose Real Estate
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Roy Brown lawsuit to be rescheduled

Change of venue to Calgary

BY FRANK DABBS
MVP Staff

The provincial civil court small claims trial for alleged wrongful dismissal launched by Roy Brown, the former chief administrative officer against the Town of Didsbury will be rescheduled.

The trial was set to take place in Didsbury April 28, however the court granted an application for a change of venue and a schedule of three consecutive days.

A new trial date will be set by the Trial Coordinator's office.

Judge E. J. Creighton ordered the change of venue to accommodate a joint request by the lawyers for Brown and the town that the trial be set for three consecutive days.

In a written submission, Brown's lawyer Kenneth Reh and the town's lawyer Justin Denis said that 14 witnesses are likely to be called.

"Counsel agree that it is not possible to hear the matter

in a single day. There is great risk the trial would be bifurcated with potentially long gaps between hearing dates," Reh and Denis wrote in their request to the court.

"Bifurcating the trial would be inconvenient to counsel and the parties, and splitting the evidence over two or more single-hearing days – separated by weeks if not months – could result in prejudice to the parties," wrote the two lawyers.

In his statement of claim, Brown says that the town fired him without cause in November 2015 when he attempted to return to work after four-month sick leave.

Brown is claiming \$80,000 plus interest "under the Judgment Interest Act," but "abandons that part of the claim that exceeds the financial jurisdiction of the court."

There is a \$50,000 limit on provincial court of Alberta civil judgments.

The \$80,000 claim is made

up of \$50,666.67 for wrongful termination or breach of contract, \$5,000 for lost benefits and \$25,000 for "aggravated and/or punitive damages."

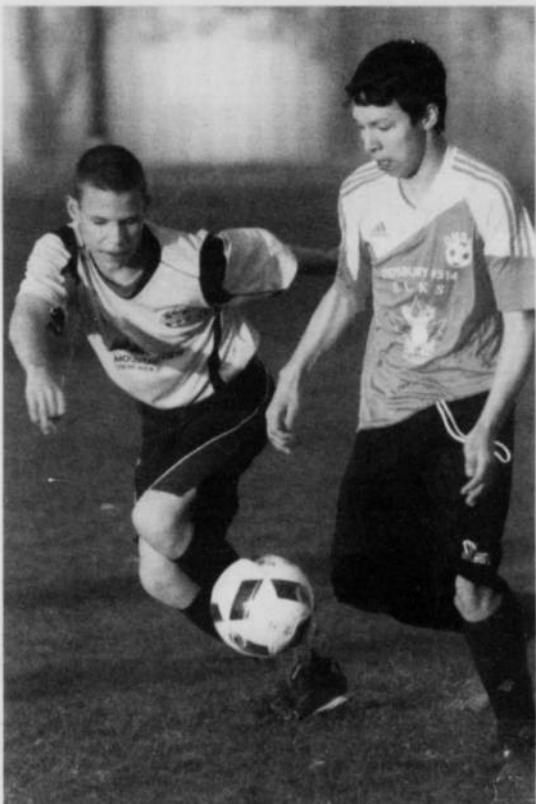
The claim alleges that in June 2015, "Mr. Brown was placed on disability leave due to health issues (and) during his illness leave certain members of council commenced a campaign to discredit, embarrass and humiliate Mr. Brown."

On Oct. 8, he "provided his doctor's confirmation that he was fit and able to return to work and that he would do so on October 13."

He was advised by email Oct. 9 and by letter Oct. 12 that he was being placed on leave pending an investigation into "accusations of malfeasance".

The two parties exchanged correspondence in October and November. Brown declined to meet with the town and provided written responses to what he considers the "false allegations" against him.

Brown was then terminated.



Nicol West/MVP Staff

A Didsbury Elks U-16 player runs down the field during a soccer game against Olds at the Ralph Klein field in Olds on April 27. More soccer coverage on page 3

Shantz Village bylaws approved

BY FRANK DABBS
MVP Staff

Three bylaws needed to proceed with the sale of town land and the development of Shantz Village received unanimous support at Didsbury town council April 26.

Council gave second and third readings to the Municipal Development Plan Amendment, the Shantz Village Area Structure Plan and the Land Use Bylaw Amendment.

Before the vote, council listened to a report from its administration about work that is underway to address five themes embracing the issues raised at the Shantz Village public hearing April 29.

Council acted to do more work on one issue – the cessation of the CPR train horns that are blown when the trains pass through town.

Administration reported that it has written Alberta Transport to initiate work on matters related to pedestrians from the Village crossing Highway 582, particularly a new crosswalk.

At the public hearing members of the public questioned the placement of commercial facilities within the Village. This removes incentive to upgrade facilities downtown along 20th Street. Fears were expressed that transition between commercial and residential land use in the proposed development is too harsh.

Some people believe the commercial area would be better situated facing Highway 582 rather than facing in to the Village. But town planners and the developer think that the commercial location will allow for easiest and safest access.

However, the town administration stated that the developer was encouraged to have residential development

along the highway to face the residential neighbourhood of Morris Meadows.

Concerns that industrial properties on the northwest corner of the town will be negatively affected have been taken up with the industrial property owners. The industrial owners are worried that the noise they generate would affect the residents.

For its part, town administration believes the existing buffer zone between the Village and the neighbouring industries will protect the interests of both sides.

To deal with the train whistles, council will first consider retaining an engineering consultant to upgrade the three road and rail crossings in Didsbury to Alberta Transportation and CP Rail standards to stop the whistles.

Some councillors have noted that it isn't just the residents of Shantz Village who will benefit from stopping the train

whistles, but the relief will extend to homes next to and near the tracks.

There was a concern expressed about poor planning processes and no professional planning advice.

Administrators responded that the town's team of planners, engineers and lawyers gave the Shantz Village developers advice and opinions, and changes to the plan reflected that input.

"The Town of Didsbury planners will continue to be involved throughout the Shantz Village process," administration said in its report to council.

There is uncertainty, expressed by observers in the seniors' housing business about the need for the amount of housing inventory the project will put on the market.

That has been studied in marketing evaluations and the staging of construction in phases is to ensure orderly development, said a spokesman.

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 Public Works: 8:00 am to 4:30 pm 403.335.8343
 Information Line 403.335.2030
 After Hours (Toll Free) 866.527.5866
 Didsbury Neighborhood Place 403.335.8719
 Aquatic Centre and Arena 403.335.7369
www.didsbury.ca

PUBLIC MEETINGS

REGULAR TOWN COUNCIL MEETINGS: Tuesdays May 10 & 24, 2016 at 6:00 pm

MUNICIPAL PLANNING COMMISSION MEETING: Wednesday May 11, 2016 at 4:30 pm

Unless otherwise noted, all meetings are held in Council Chambers at the Town Office.

PUBLIC NOTICE TOWN OF DIDSBURY PROPOSED BYLAW

TAKE NOTICE that the Council of the Town of Didsbury in the Province of Alberta has given first reading to Bylaw 2016-05 "Land Use Bylaw Redesignation".

Bylaw 2016-05 "Land Use Bylaw Redesignation"

A Bylaw of the Town of Didsbury, to amend Land Use Bylaw 2013-03 for the parcel of land described as:

Legal: Lot 1
 Block Block 2
 Plan 1311558

 Civic: 401 - 23 Street

be amended from UR - Urban Reserve to R4 - Residential - Large Lot

Prior to being reviewed for second and third readings, a public hearing has been scheduled for this Bylaw on May 10, 2016 at 6:00 pm. The location of this public hearing will be at the Town of Didsbury Council Chambers (2037 - 19 Avenue).

The public may view a copy of the proposed Bylaw at the Town of Didsbury Municipal Office, 2037 - 19 Avenue, during regular office hours 8:30 am to 12:00 pm and 1:00 pm to 4:30 pm, Monday through Friday. A copy of the proposed Bylaw will also be published on the Town of Didsbury website www.didsbury.ca.

Date of first publication of this notice: April 26, 2016

Date of second publication of this notice: May 3, 2016

Christofer Atchison
Manager of Legislative and Development Services

ROLLOUT CART PICK-UP SCHEDULE

	May	June
Black Bin	3, 4, 5, 17, 18, 19, 31	1, 2, 14, 15, 16, 28, 29, 30
Green/Blue	10, 11, 12, 24, 25, 26	7, 8, 9, 21, 22, 23

Please visit www.didsbury.ca and view the Waste Pick-up Map to find out what day your bin will be picked up.

Employment Opportunities

The Town of Didsbury is currently accepting applications for the following :

» **Summer Fun Worker - Low Part Time**

For more details, please go to www.didsbury.ca

NEW RECYCLING CARTS ARRIVING THIS WEEK

Watch for delivery of the NEW blue recycling carts the week of May 2 - 6. Recycling Blue Bins will be picked up every second week on your Compost Green Bin collection day beginning on May 10. Please visit the Town of Didsbury website to view a copy of the zone map to find your pick-up date.



WATER SAFETY INSTRUCTOR COURSE

NEW 4 Part Course Structure

WSI Package Introduction - May 4 @ 4:00 pm

On-line element completion - May 29

Co-teach element completion - June 26

In-class element - July 4 - 6

from 8:00 am - 4:00 pm

(Didsbury Aquatic Centre)

Must be 15+ years of age and hold Emergency First Aid or Bronze Certifications. On-line and co-teach elements MUST be completed before the in-class element. For information and registration call the Didsbury Memorial Complex 403.335.7369

Course Cost \$285.00 + gst



SUMMER FUN 2016 Registration is now open!!

Register by June 17
for reduced rates!!!



Where: Didsbury Neighborhood Place
#106, 2034-19th Ave
403.335.8719

When: Camp runs from July 4 - August 26 at the Didsbury Curling Rink.

Who: Children 5 - 12 years old (Must have completed ECS in June to register)

What: Summer Fun is a licensed week-long day camp program. This camp runs for 8 weeks, put on by the Town of Didsbury. Each week is themed with activities, swimming, crafts, games, volunteering, out-of-town field trips. Join us for a week or a day, we would love to have you!

Contact Didsbury Neighborhood Place 403-335-8719, drop in to 106, 2034 - 19 Ave or visit www.didsbury.ca for more information.

New Development Permit Applications

The following Development Permits have been issued for these proposed developments:

DP 16-020
DP 16-037

2133-25 Avenue
84, 1190-15 Avenue

Accessory Building - Garage
Addition to Mobile Home

R2
R3

Further information may be obtained at the Town Office, 2037 - 19 Avenue or by calling 335-3391. Persons wishing to appeal any of these decisions must do so in writing, with the appropriate fees to the Secretary, Development Appeal Board, prior to 4:30 pm on **May 17, 2016**.

Kristopher Pickett – Development Officer

Moving progressively into the future by enhancing our community and quality of life, while respecting our history.



Frank Dabbs/MVP Staff

You are never too old to play with the Five-O Club. Members meet Tuesday in the lawn bowling clubhouse for shuffleboard and floor curling with coffee, tea and juice. They want seniors of all ages to join them and this quintet won't take age as an excuse to say no. After all (from left) Bill Jepps is 90, Jean Bracken is 91, Agatha and Maury McRae are both 92 and Jeanette Hunter is 88. Nuff said.

Community briefs

Town issues blue recycling carts

The Town of Didsbury is issuing new full-sized blue recycling carts that will be dropped off at residences from May 2-6.

The bins will replace the smaller blue boxes currently in use and match the waste and compost carts used for curbside pickup. Each cart will be numbered according to the home it is placed at.

"Council heard from residents regarding their desire for a larger enclosed recycling cart," said Mayor Rick Mousseau.

The bins will be collected every second week on compost collection days. During the week the bins are delivered there will be no recycling pickup.

Recyclable materials include flattened cardboard, mixed paper, newsprint and cleaned cans, glass and plastics.

Didsbury High School Symphonic Winds Band tops music festival

It was the award that the Symphonic Winds almost didn't win.

The Didsbury High School band members

travelled by bus to Whistler, B.C. to the Con Brio music festival April 21-24, to play and take workshops.

Music director Kirk Wassmer wasn't planning to enter his students in the competition for adjudicated performances.

However the judges asked him to and he did. The adjudicators awarded the Symphonic Winds the gold award – first place among 45 bands from British Columbia, Alberta, the Northwest Territories and Washington State.

The DHS Odds and Evens jazz ensembles won awards acknowledging their pursuit of excellence in music.

The students participated in workshops at the festival as well as in a gala, concert, daily performances and a massed band of 1,500 instruments.

The next public performance of the popular DHS musicians is a jazz concert on June 8 and a Symphonic Winds band concert on June 9, both to be held at the TransCanada Theatre in Olds.

Soccer scores for U-16 and U-12 girls, and U-12 boys

The Didsbury U-16 girls split their first two games of the regular season.

"We lost our Three Hills April 20 game

3-2 with both our goals scored by Kassi Hatcher. With no subs, the girls gave 110 per cent and fought through for the entire game," said coach Tami Hatcher.

"With a full roster for our game at home against Carstairs April 26 we pulled out a 3-2, win, with a goal scored by Kassi Hatcher and two by Ashley Coney," coach Hatcher said.

On April 25 in Olds the U-12 girls went down to a 3-2 defeat.

The U-12 boys played to a 10-5 away-game victory over Bowden April 26.

Community wide garage sale set for May 28

Didsbury Neighborhood Place is promoting a community wide garage sale on May 28 and is inviting participants to add their sale to a community map.

The phone number for map registration is 403-335-8719 and the deadline to call is May 20.

The garage sale is one event in the month-end community cleanup.

Landfill days are from May 30 to June 4. The scale attendant will ask for a \$10 tag available from public works at 403-335-8343. Operating

hours at the transfer station are 8:30 a.m. to 4:30 p.m.

Appliance pickup day is May 31. Town staff will pick up old fridges, freezers, stoves, washers, dryers, dishwashers and bathtubs from the curbside. A \$15 tag available from public works at 403-335-8343 is required.

Curbside day for elderly and disabled residents is June 1 and a \$10 tag for each item is needed. Call public works at 403-335-8343 to make arrangements for a pickup.

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	PRICE REDUCED		10 Southridge Crescent 3 bedroom Duplex		1502 Mary Place 4 bedroom - 2 bath home
			\$210,000		\$325,000
	Executive Bungalow, 5 bedrooms, 5 acres. 8 miles west of Carstairs		4 Bedroom beauty. Upgrades everywhere. 104 WESTPOINT PLACE		SOLD
	\$749,999		\$396,000		

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Phone: 403-335-9778 1-877-335-9778 Fax: 403-335-9340



COW-A-BUNGA FAMILY DANCE

Thursday June 2, 2016
CHANGES FOR THIS YEAR

We have been fundraising for several years to add accessible playground equipment. We now have enough money and have applied to get the matching grant to purchase and build the new playground.

This may take some time so in the meantime we are going to purchase a piece of the equipment and begin construction. We will be looking for volunteers to help with the installation and more information will come home.

We have decided to continue with the dance and BBQ as a continued community social evening.

We will NOT be fundraising this year. We know that there are many fundraisers going on and due to the economic times we have decided to just have the dance and BBQ but not the raffles and donations.

Please bring the family for a hamburger, hot dog and for dancing on Thursday June 2 at Ross Ford School from 6-8:00.

Admission will be the same \$5.00 family or \$2.00 a person (children must be accompanied for the evening with an adult).

Hot dogs and hamburgers will be for sale during the evening.

\$3.50 Hamburger • \$1.50 Hot dog • \$1.00 Water

\$0.75 Milk and Chocolate Milk

Thank you again for your continued support.

Would you like to

SPOIL YOUR on Mother's Day?

Make her dreams come true: she deserves it!

So many mothers love to give little treats to their children, however young or old they may be. On Mother's Day reverse this role by making her dream come true.

Even though Mother's Day is often criticized as being a purely commercial occasion, you can still make this day a memorable one by organizing a special event for your mom. There are the old standbys of breakfast in bed, a trip to the movies, or a bunch of flowers, but there are all sorts of other, more original ideas.

Give free rein to your creativity and innovation to find what truly interests

your mother. Emotional experiences, an urge for originality, sensations of well-being, a day as the centre of attention: there are so many ways to personalize the celebration of this ever so important person.

Think about gift certificates for such things as a parachute jump, golf lessons, the hiring of an author to write the story of her life, or some appointments with a stylist to update her wardrobe. If she has a wild side, take her to a tattoo parlour or for a photograph session where she poses like her favourite movie star!

If your mother loves to travel, theme

vacations organized by travel agents are very popular at the moment. You could invite her to choose a hotel and the activities she'd enjoy around a specific theme, such as golf, history, gourmet dining, arts and culture, or a night in a trendy boutique hotel.

Asking lots of questions will help you discover your mother's secret ambitions. Did she ever have to give up an activity because of fear or lack of money? What would she love to do before she dies? What does she regret the most? Carry out your very own secret investigation!



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9am to 7pm daily
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Happy Mother's Day

to all the wonderful Moms out there!
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Mother's Day

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- * Assorted desserts
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- and much, much more...

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3 seatings 9am, 11am and 1pm Reservation only

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To set an example.
When you're a teenager she walks behind you
To be there should you need her.
When you're an adult she walks beside you
So that as two friends you can enjoy life together.
HAVE A HAPPY MOTHER'S DAY

Didsbury
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Mother's
Day

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403-335-3442

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But it takes someone special
to be called
"MOM"

Thanks
Mom!

**HAPPY
MOTHER'S DAY**

From all of us to
all Mothers!

WEN'S RESTAURANT (Chinese & Western Cuisine)

Mother's Day Buffet

Sunday, May 8, 2016

Adult - \$15.99

Seniors - \$12.99

Kids - \$7.99

MOMS - 10% OFF

Tuesday S&P Chicken

Wednesday Wing & Rib Night

Thursday Seafood Night

(Soup or Spring Roll Included)

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*Happy
Mother's Day*

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**100 MOTHER'S
a CARNATION**
on MAY 8TH

This Mother's Day wish
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Police briefs

RCMP: "Exercise caution with fires"

Didsbury RCMP assisted the fire department on April 20 at a grass fire in the forested area near the Valerosa neighbourhood.

"Somebody had a fire in a non-approved firepit and the result was the out-of-control grass fire. Suspects fled the scene before anyone attended or was able to identify them," said Cpl. Clint Audette.

"It's important that people are responsible and cautious when they're having fires given the very dry conditions. Even with cool weather as of late it's still very volatile, and we've had several partial fire bans put in effect across Mountain View County," he said.

"We will likely see more grass fires so people should be cautious."

"They could be charged for negligent behaviour or arson if there is intentional damage to property caused by fire," said Cpl. Audette.

Vehicle thefts reported

Overnight on April 20 in the rural area west of Didsbury two quads were stolen from an unlocked shop.

They were later recovered near highways 22 and 582.

"The quad keys were in an unlocked shop," said Cpl. Clint Audette.

The next night, April 21, in that same area an ATV with keys in it was stolen from an unlocked Quonset

and was later recovered.

Meanwhile, a Chevrolet Silverado was stolen in the rural area west of Didsbury the same night.

The truck was left unlocked with the keys in it.

"There is a very common theme here, the keys have been left in the vehicles that have been stolen," Cpl. Audette noted.

"As well, several buildings that were broken into and vehicles inside stolen, were left unlocked, he said.

Also on April 21, a Ford Ranger was stolen outside of Fas Gas in Didsbury around 8 a.m.

The truck was left running and unlocked.

There was an attempted theft of a Town of Didsbury truck sometime between April 23 and 27. The vehicle was parked at the Didsbury Memorial Complex arena.

A vehicle was vandalized in the Didsbury east industrial park overnight on April 15, when a rock was thrown through the driver's side window, Cpl. Audette said.

And overnight on April 12 there was a break and enter to an RV trailer in Didsbury on 12th Avenue and a full propane bottle was stolen.

A vehicle was vandalized while it was parked on First Street W in Cremona on April 18.

Cpl. Clint Audette said the windows, lights and mirrors were smashed out. He said it could have been targeted.

"Oftentimes significant vandalism, if it's the only one, it is targeted. But it's difficult to say," he said.

If anyone has any information regarding these

incidents they are asked to call the Didsbury RCMP detachment at 403-335-3382 or call Crime Stoppers at 1-800-222-TIPS (8477).

Youth bike stolen

Sometime between April 15 and 17, a red and black youth size BMX bike was stolen from Ross Ford Elementary School.

Vandalism took place in home break-in

Between April 24 and 25 there was a break and enter to a residence in the Park Place neighborhood in Didsbury.

"The house was damaged significantly but nothing was missing," Cpl. Audette said at the weekly briefing April 28.

Beehives stolen

Forty beehives full of queen bumblebees were recently stolen from a property across from the Tooth of the Dog Pound Creek Golf Course.

Didsbury RCMP Cpl. Clint Audette said the theft occurred sometime between April 5 and 19 and each hive is valued at \$250.

He said someone could have stolen the hives for honey or to pollinate crops.

"Farmers will often have hives spread out around their fields and then the kind of byproduct of that is the honey that they get from it, but the bees serve to pollinate their crops," said Audette.

ATTENTION: MEN OVER FORTY

In Alberta, 1 in 7 men will be diagnosed with prostate cancer, but when diagnosed early, it is very treatable. All men age 40 and over are invited to visit the MAN VAN™ during the scheduled clinic times and receive a free baseline PSA (Prostate Specific Antigen) blood test. No appointment necessary.

THE MAN VAN IS ROLLING INTO DIDSBURY!

Saturday May 7, 2016
Didsbury Car Show
12:00 pm - 3:00 pm
Main Street, Didsbury



For more information call
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Didsbury holds the line on residential taxes

2016 property tax rates set

BY FRANK DABBS
MVP Staff

Didsbury reduced its 2016 residential property municipal tax rate slightly April 26 but introduced a vacant residential tax to prompt development of empty land.

The residential tax rate will be 8.3 mills compared to 8.515 in 2015.

The final increase or decrease in taxes a property owner will pay now depends on the most recent assessment of the value of the land.

The non-residential property tax rate will increase slightly from 8.936 to 9.1. Non-residential vacant land will be taxed at a mill rate of 29.

Vacant land zoned as residential has not been assessed a property tax in the past. Beginning this year, it will be taxed at a rate of 15 mills.

Councillors expressed frustration that

developers sit on large tracts of land for development year after year without doing anything with it.

The tax on vacant residential land sparked the sole dissenting vote.

Coun. Lavar Adams argued for a tax rate of 29 mills on vacant residential land, because the lower rate of 15 does not create a significant incentive to start the development process.

The developer sits on millions of dollars' worth of land and can easily afford a small tax, Adams said.

Homeowners in town who own a second lot beside their homes can amalgamate the lots together or take inexpensive measures to qualify the second lot as developed and eligible for the 8.4 tax rate, administration told council.

An annual Tax Rate Bylaw is to be prepared by administration to be passed at the next meeting.

Auditors give financials clean opinion

Town payed down debt in 2015

The Town of Didsbury's independent auditors, BDO Canada, gave a "clean opinion" to the municipality's 2015 financial statements after the annual audit.

Jessica Wan of the BDO Red Deer office told council April 26 the financial statements "fairly present" the town's business in 2015 and comply with Canadian public sector accounting standards.

"It's a clean opinion," Wan said in a public presentation to council.

Among the highlights in the review, the town's net debt was reduced from \$6.29 million in 2014 to \$4.18 million at the end of 2015. In the one-year period, the accumulated surplus rose from \$45.17 million in 2014 to \$49.94 million.

Revenue in 2015 was \$10.32 million, including \$4.6 million in taxes and \$4.4 million in franchise fees and sales. Penalties

and fines grew to \$181,398 from \$139,482 in 2014. Licences and permits contributed \$106,285 in 2015, down from \$121,783 in the previous year.

Operating expenses were \$9.73 million in 2015 compared with \$10.29 million the previous year. Administration costs fell from \$772,575 in 2014 to \$584,466.

The cost of protective services climbed to \$941,970 from \$850,279 in the previous year. Recreation, parks and culture spending declined from \$2.28 million in 2014 to \$2.58 million. Costs of community services also declined from \$841,342 to \$582,767.

The book value of the Shantz Crossing (Village) lands is \$1.83 million and the development costs to the end of 2015 were \$6.67 million, of which \$4.14 million is in infrastructure that will be retained by the town after a sale of the lands.

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Marketplace

100. Obituaries 100. Obituaries

Bruce Robert McTavish

Bruce Robert McTavish passed away May 1, 2016 at the age of 77 years. A celebration of life will be held on Thursday May 5, 2016 at 2:00 pm at the Eagle Hill Hall, Eagle Hill, Alberta. Donations in Bruce's memory may be made to the Alberta Cancer Society or the Alberta Alzheimer's Society. West View Funeral Services (Olds), entrusted with arrangements. 403-556-6576



190. Announcements 190. Announcements 190. Announcements

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Didsbury REVIEW

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jane's walk

We Are Didsbury!
SPACES, PLACES & FACES

Meet your neighbours, experience and explore Didsbury in this 1 hour (approx.) walk.

WHEN: 11AM, Sat. May 14th

WALK START: MUGS on 20th St.

Dress Appropriately: The walk will proceed rain or shine.

Jane's Walk honours the memory of Jane Jacobs, essayist and urban activist.

In 2015 there were walks in 36 countries, 189 cities and attended by over 40,000 people.

1005. Help Wanted

HEAVY DUTY MECHANIC
needed immediately in Didsbury for Can Pak Environmental Inc. This is a full-time position, working Monday through Friday. Please send resume to canpak1212@gmail.com.

5130. Apartments For Rent

SPACIOUS 3 BEDROOM,
11/2 bath. Available Immed.
\$850.00/month plus heat and power, includes water, sewage and garbage. N.P. 403-348-6594

5175. Duplex/4 Plex for Sale

IN DIDSBUY- 2 bdrm. new duplex, large yard + fringe, stove, dishwasher.
\$1000/mth. 403-851-5116

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HOLY MASS

SATURDAY, MAY 7th
7:00 PM

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41 Bluebird Drive



Brand new top quality home, 1422 sq ft, 3 bedrooms, 2 baths, open plan, gas fireplace, main floor laundry, full walkout basement

\$369,900

17 Valarosa Cove



1800+ sq ft 2 storey, 3 bedrooms, 2 1/2 baths, open plan, high end laminate and vinyl plank flooring, walk through pantry, great location, full walkout

\$399,900

10 Valarosa Point



Brand new home, 3 bedrooms, 2 baths, hardwood, tile, maple kitchen, open plan, 9' basement ceilings, full walk out, large yard, oversized double garage

\$344,900

1522 - 21 Avenue



Good potential starter home or revenue property, 2 bedrooms, single detached garage, close to rec centre, park and Tim Horton's

\$186,900

78 Southridge Crescent



3 + 1 bedrooms, 2 baths, country kitchen, fully finished, fenced yard with large treated deck, double garage, backs onto huge park

\$234,900

202, 1881 - 17 Street



Nice 2 bedroom unit in Campus Green, 1 1/2 baths, open plan, a/c in main living areas, enclosed balcony, lots of storage, great building, reasonable condo fees

\$189,900

101, 1902 - 23 Street



Lovely unit in Westview Greens, 2 bedrooms, 2 baths, 9' ceilings, open plan, corner gas fireplace, floor heat, excellent location overlooking the golf course

\$179,900

17 Valarosa Point



1300+ sq ft modified bungalow, engineered hardwood, vaulted ceiling, alder kitchen, 3 + 2 bedrooms, 3 baths, fully finished walkout basement, backing onto green space and creek

\$399,900

9 Sandpiper Drive



1363 sq ft home, 3 bedrooms, 2 baths, hardwood, ceramic tile, oak kitchen, large south facing deck, 9' basement ceilings, roughed in for floor heat

\$329,900

1911 - 17 Street



Great 50+ unit with reasonable HOA fees, open floor plan, main floor laundry, 2 bedrooms, 1 1/2 baths, partial basement development, no more mowing or shoveling!

\$239,900

**Unit A,
1322 - 20 Street**

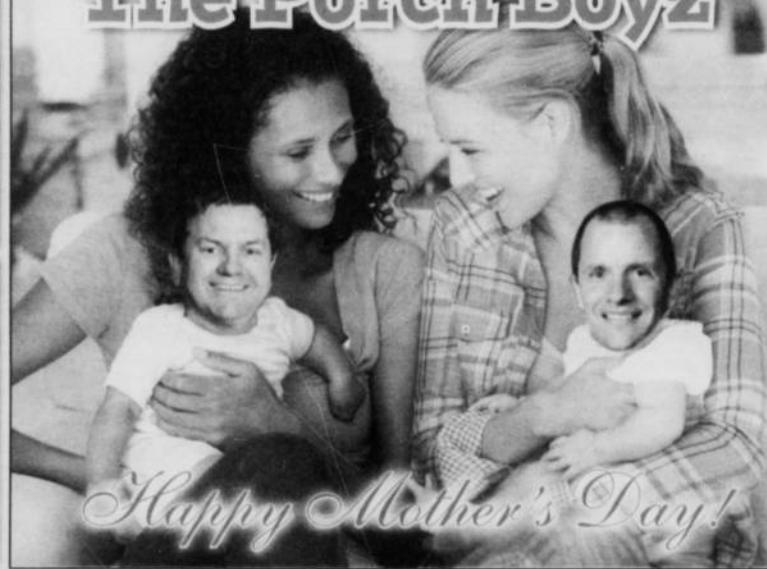


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MOTIVATED**

Contemporary styled condo, 2 fully finished levels with a total of over 1800 sq ft, 9' and 10' ceilings, large windows, 2 bedrooms, 2 baths

\$197,900

The Porch Boyz



2322 - 15 Avenue



SOLD

Great family home, 3 + 1 bedrooms, 1 1/2 baths, plenty of recent upgrades, hardwood, main floor laundry, large pie lot, oversized double garage

\$269,900

2147 - 23 Avenue



Affordable first time or revenue home, 2 bedrooms, hardwood, new kitchen line, newer furnace and hot water tank, treed lot in mature area

\$179,900

38 Bluebird Drive



\$2000 CASH BACK! 3 + 1 bedrooms, 3 baths, newer laminate floors, open plan, maple kitchen with island, fully finished walk-out basement, 2 decks, fenced yard

\$334,900

302 Westview Greens



REDUCED

Top floor condo apartment unit, 2 bedrooms, 9' ceilings, west side location with balcony with beautiful view of the golf course, 25 + age restriction

\$174,900

9 Valarosa Court



Large pie shaped walkout lot, backs onto green space, ready for a quick possession to build your dream home, no GST applicable

\$93,900

5 Valarosa Point



Beautiful new home, 1441 sq ft bungalow, 3 bedrooms, 2 baths, hardwood and tile, 9' ceilings, awesome ensuite bath, large rear deck, backs onto greenspace/creek with open view

\$359,900

9 Valarosa Way



Brand new build in Valarosa, 1256 sq ft, 3 bedrooms, 2 baths, maple hardwood, vaulted ceilings, 22 X 24 garage, large lot, close to walking trails

\$345,225

76, 5210 - 65 Ave, Olds



Nice unit in Silver Lynx Park adult section, 3 bedrooms, 2 baths, vaulted ceiling, open plan, 1520 sq ft, large deck, lot rent includes lawn care and snow removal

\$149,900

26 Deer Coulee Drive



1900 + sq ft 2 storey with 4 bedrooms upstairs, 2 1/2 baths, partially finished basement with floor heat, huge country kitchen, gas fireplace, large lot in a great location

\$369,900

TO BE MOVED



1975 single wide mobile with large addition to be moved, 4 bedrooms, 1494 sq ft total, family/lv. room, \$10,000 cash back for moving costs is included in price

\$29,900

CEMETERY HEADSTONE CLEANING

May 11, 2016 at 1:00 P.M.

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